

**PROPOSED SUBDIVISION ORDINANCE REVISIONS
CITY OF BASTROP**

**SUMMARY OF SIGNIFICANT FEATURES AND CHANGES
March 2018**

[references in bracket are to Ordinance Section locations]

1. Ordinance has been reorganized in the following order:
 - General policies
 - Required dedications
 - Definitions
 - Roles of Planning and Zoning Commission and Staff
 - Procedures for Processing Plats
 - Form and Content of Plats
 - Design Standards
 - Impact Fees
2. References to Fees and Penalties refer back to Code of Ordinances
3. Revised to require adoption of Construction Standards Manual by City Council [10.04.005.C]
4. Requires plats to be consistent with Comprehensive Plan [10.04.020.A, 10.04.035.B]
5. New policies to prohibit extension of utilities to illegally subdivided lots [10.04.050.E], creating new lots in the floodplain [10.04.050.F], and issuing a building permit or certificate of occupancy to any building that encroaches over a platted lot line [10.04.050.G]
6. Provisions added on rough proportionality [10.04.040] to comply with State law
7. “Variances” changed to “Waivers and Exceptions” to simplify approval [10.04.040.E].
8. Clarification of triggers for platting (must increase the building footprint by more than 120 square feet [10.04.050.B]). Legal lots of record can be retained unless platting is triggered.
9. Provisions for park dedications have been revised to allow dedication of floodplain as park under certain circumstances, but limits the credit given to floodplain toward the parkland dedication requirement [10.08.020.F.1.b].
10. Definitions expanded [10.10]
 - a. “Channel sinuosity” defined
 - b. “Legal Lot of Record” defined
11. Roles of Planning & Zoning Commission and City Staff expanded [10.12]

- a. Delegation of authority of plat approval delegated to Planning and Zoning Commission [10.12.005.B]. Plats no longer need to be approved by City Council.
- 12. New Sketch Plat review process [10.16.015] where staff provides initial comments and classifies the plat by location, design approach and process. Applicant is encouraged to contact staff to determine requirements for a sketch plat and determine whether all requirements are applicable [10.16.015.B]
- 13. Flow charts added [Figures 10-1 thru 10-5], with revised deadlines and staff review times.
- 14. Staff is responsible for compiling addresses for notifications [10.16.020.A.3].
- 15. Requirement for submittal a tree inventory (trees greater than 10 inches in diameter, by species), tree mitigation plan and street tree plan [10.16.020.A.2.f-g, 10.16.020.B.2.e]
- 16. Revisions and clarification of expiration of incomplete applications [10.16.015.A.6], preliminary plats [10.16.020.A.7], and unfiled final plats [10.24.010.G]. Expiration of a preliminary plat extended to two years, and extension of remainder of preliminary plat after filing a final plat clarified.
- 17. Added provisions for residential replats [10.16.035.B] to comply with State law
- 18. Form and content of preliminary plats [10.20.010.B] and final plats [10.20.010.C] has been expanded
 - a. General requirements expanded and clarified
 - b. Requirements for some plat notes have been revised
 - c. Requirement to show 500-year flood boundary and minimum finished floor elevations (two feet above 100-year base flood elevation) in 500-year flood limit where applicable [10.20.010.C.2.v].
 - d. Requirement to show 100-year floodplain as an easement with a restrictive plat note [10.20.010.C.2.gg].
- 19. Procedures to appeal a decision by the Planning Director or Planning and Zoning Commission [10.24.010.D]
- 20. Requirement for drainage plans earlier in the subdivision design process [10.28.010.C] so that natural drainage can be incorporated wherever possible
- 21. More specifics on requirements for engineering plans [10.28.010]
- 22. Reference to City of Austin Standard Specifications Manual [10.28.010.I]
- 23. Added reference to erosion and sediment control requirement [10.28.010.K]
- 24. New and expanded requirements for Developer's Agreements and Financial Assurance [10.32.020]

25. Elimination of use of irrevocable letters of credit as a form of financial assurance [10.32.020.B.1].
26. Maintenance bond requirement changed to 100 percent for two years [10.32.020.B.3]
27. General construction sequence provided [10.32.020.I]
28. General Design Standards revised and expanded
 - a. Elimination of Suburban Subdivision and Small Rural Subdivision standards, leaving only Standard and Rural standards.
 - b. Two design approaches are identified:
 - i. City Design Approach intended for use inside the city limits
 1. Alleys required for rear access to any lots less than 60 feet wide [10.36.005.A.2]
 2. Block perimeters limited to 1600 feet to promote connectivity [10.36.005.A.3, 10.36.040.A.2], rather than block length
 3. Larger block must be broken by pedestrian Civic Space Lots [10.36.040.A.3]
 - ii. Rural Design Approach intended for use within the ETJ (Statutory and Area A)
 1. Five-step design process to identify lot yield at 1 unit per acre, identify conservation areas to be preserved, allow clustering of house sites, then align streets and lot lines [10.36.005.B]
 - iii. Subdivisions with more than 20 lots must have two points of access [10.36.005.C.2.g, 10.36.030.A.8]
 - iv. Low Impact Development requirements encouraged [10.36.005.D]
 - v. Houston Toad Habitat requirements acknowledged [10.36.005.E]
 - vi. Wildfire Protection Strategies encouraged [10.36.005.F]
29. Tree Preservation Required
 - a. Applies primarily to new development in the City and ETJ [10.36.010.C]
 - b. Does not apply to an existing home with less than one acre, to dead or dying trees or trees affecting building foundations or safety, to trees in sight visibility triangles, or trees within building footprint or utility line construction, or in rights-of-way or easements [10.36.010.D].
 - c. Mesquite, Bois d’Arc, Ashe Juniper, Locust, Hackberry, Gum Bumelia, Box Elder and Cottonwood are designated as secondary trees and have lesser protections [10.36.010.E]
 - d. Permit required to remove any tree over 10 inches in diameter. No permit required to remove anything smaller [10.36.010.F]
 - e. Based on tree inventory and preservation plan, developers must preserve 50 to 70 percent of Protected trees (greater than 18 inches), 5 to 20 percent of quality trees (10 to 18-inches in diameter) and 5 to 20 percent of large secondary trees (greater than 18 inches in diameter) depending on the size of the development. [Table 10-1]

- f. Trees over 10 inches that are removed must be mitigated by planting 25 to 100 percent of the caliper inches removed, based on development size and tree type [Table 10-2]
 - g. Provisions are provided for planting offsite [10.36.010.I.6], for payment of money in lieu of planting [10.36.010.I.8], alternative tree plans and credit toward landscaping requirements [10.36.010.I.9].
30. Provisions for easements have been expanded and clarified [10.36.020]
- a. The width of the required BP&L easement in the front yard has been reduced from 20 feet in width to 10 feet [10.36.020.C.4]. There is already plenty of room to maneuver in the street right-of-way.
 - b. Revised provisions for Public Open Space Easement for sight visibility triangles at intersection, now based on actual visibility rather than simply a corner clip [10.36.020.D]
 - c. Additional requirements and clarification on drainage easements, including requiring that the 100-year floodplain be dedicated as an easement [10.36.020.E.9] and that there be a 50-foot setback easement from major creeks [10.36.020.E.11].
 - d. Clarification on requirements for emergency access easements (fire lanes)[10.36.020.F.1] and requirement for cross-access easements on commercial lots [10.36.020.F.2].
31. Provisions for streets have been expanded, including combining requirement for city and urban streets, with separate provisions for rural streets called out.
- a. Requirements to minimize driveway access onto arterials and collectors for traffic safety and congestion minimization [10.36.030.A.9]
 - b. Threshold for Traffic Impact Analysis (TIA) reduced to 100 trips/hour or 1,000 trips/day [10.36.030.C.1]
 - c. Design requirements combined into a single table [Table 10-3]. Design speeds and pavement widths mostly are reduced.
 - d. Pavement design has been increased to require five inches of concrete over six inches of lime-stabilized base or six inches of asphalt over six inches of stabilized subgrade [10.36.030.G.2].
 - e. Provisions have been provided for a concrete ribbon curb where grass-lined swales are used [10.36.030.H.1]
 - f. Provisions for wheel-chair ramps [10.36.030.H.5].
 - g. Provisions for roundabouts in limited situations [10.36.030.I.1.d] including design guidance.
 - h. Clarification on requirements for separation of street jogs [10.36.030.I.4].
 - i. Provisions and limitations on dead-end streets [10.36.030.J.1], temporary turn-arounds, and cul-de-sacs, including a maximum length of a cul-de-sac of 200 feet [10.36.030.J.3].
 - j. New provisions to allow private streets and gated communities on a case-by-case basis [10.36.030.J.6], including a requirement to build to City standards [10.36.030.J.6.d(1)], a requirement to create a public improvement district with a maintenance reserve fund [10.36.030.J.6.h], design requirements for entryways and access controllers [10.36.030.e(5) and 10.36.030.j] and processes to consider requests to convert private streets to public streets [10.36.030.i].
 - k. New requirements for alleys [10.36.030.L].
 - l. Expanded requirements on driveways [10.36.030.M]

- m. New provisions for street trees [10.36.030.S] which generally requires one tree in every front yard in new subdivisions and one tree every 100 feet in non-residential districts
32. New provisions on lots
- a. Prohibition of flag lots [10.36.040.B.5]
 - b. Require than no more than 50% of lots adjoining a major creek have their rear yard facing the creek [10.36.040.B.12] and no more than 50% of lots adjoining a public park be oriented to back to the park [10.36.040.B.13].
33. Expanded requirements for drainage [10.36.060]
- a. Requirement to design for four storms (first 1.5 inches, 2-year-24-hour storm, 25-year-24-hour storm and 100-year-24-hour storm [10.36.060.B.1
 - b. Expanded requirements for design, including requirement to provide an operations and maintenance plan [10.36.060.B.2]
 - c. Expanded design criteria, including limitations on use of the rational method [Table 10-8], recommended runoff coefficients [Table 10-12] and runoff curve numbers [Table 10-14].
 - d. Higher rainfall values based on more recent data [Table 10-9, Table 10.10, 10.36.060.B.6.e]
 - e. Requirement to perform downstream assessments [10.36.060.B.7.b] and options to address the water quality volume [10.36.060.B.7.a], streambank protection [10.36.060.b.7.e] and flood mitigation [10.36.060.B.7.f].
 - f. Expanded design criteria for streets [10.36.060.B.8.b], storm sewers [10.36.060.B.8.c], bridges and culverts [10.36.060.B.8.d], drainage channels [10.36.060.B.8.e], and detention structures [10.36.060.B.8.f]
34. Reorganized and simplified requirements for utilities, including water [10.36.070.B], wastewater [10.36.070.C], and electric-telephone and cable TV [10.36.070.D].
35. New standards for street lighting [10.36.080]